



# SPA-Ready Multi-Residential Mixed-Use Re-Development Opportunity

537 Ontario Street, St. Catharines, ON

Planned for a 9-Storey, 101-Unit Multi-Residential Mixed-Use  
Building w/ ±4,150 SF Ground Floor Commercial

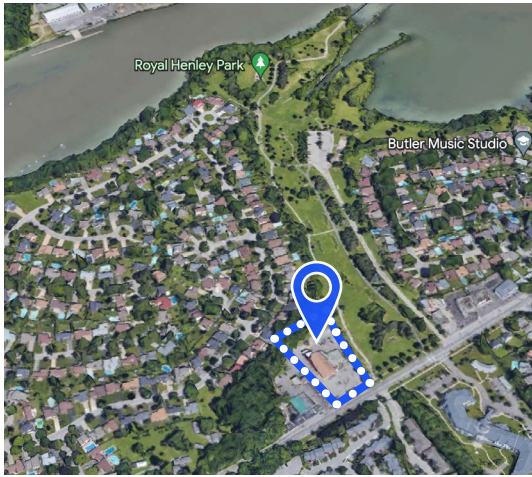
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# Property Overview

Located along busy Ontario Street, this ±1.65-acre parcel backs onto Jaycee Gardens Park + walking trail, and is just a short ±1km walk to Port Dalhousie

## Property Information

**Address** 537 Ontario Street, St. Catharines, ON

**Location** North of Linwell Road

**PIN / ARN** 461880610 / 262906003210800

**Total Area** ±1.65 Acres

**Lot Dimension** Frontage: ±150ft. | Depth: ±395ft.

**Official Plan** Commercial

**Zoning**  
**C2** - Community Commercial  
**G1** - Conservation/Natural Area

**Site Plan Application Ready**  
 Site plan application ready for a 9-Storey + 1 Level underground, Mixed-Use Building w/ 101 Residential Units & 3 Ground Floor Commercial Units (±4,150 SF)

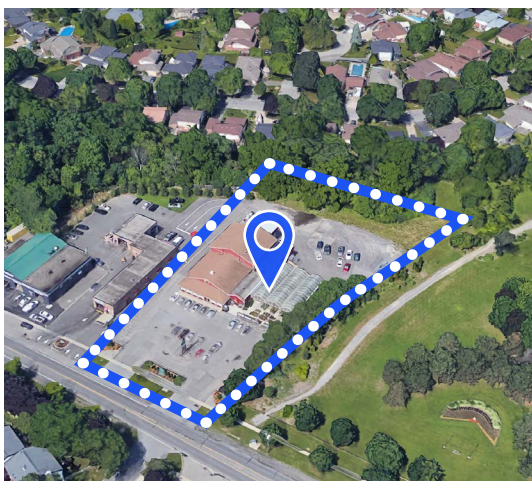
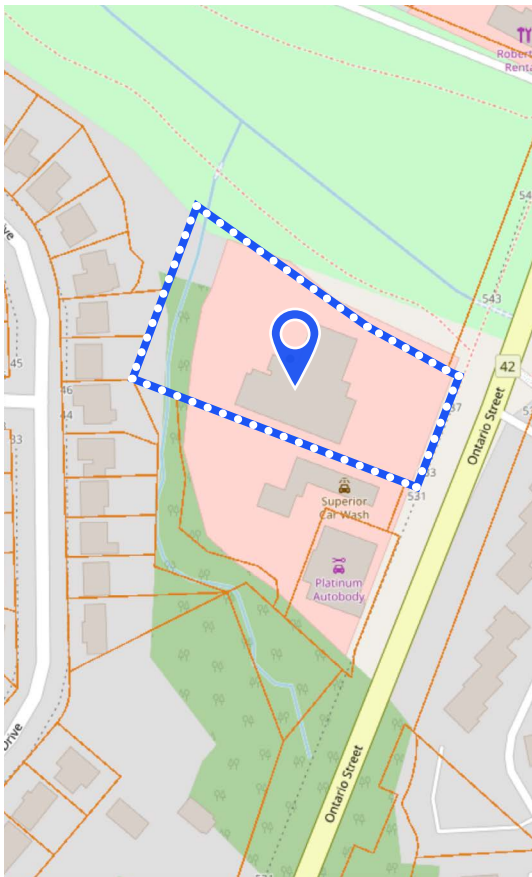
**Parking**  
 124 proposed parking spaces w/ 80 spaces underground and 44 at grade level (including 8 accessible spaces)

**Services** Site Servicing & Grading Plan Available

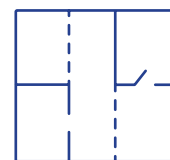
**Reports** All studies completed and approved

**Asking Price** **\$6,565,000** (\$65,000/Door)

- Note**
- The Penthouse floor can be demised for additional units
  - Existing 9,500 SF building & 3,000 SF greenhouse to be removed at Buyer's expense



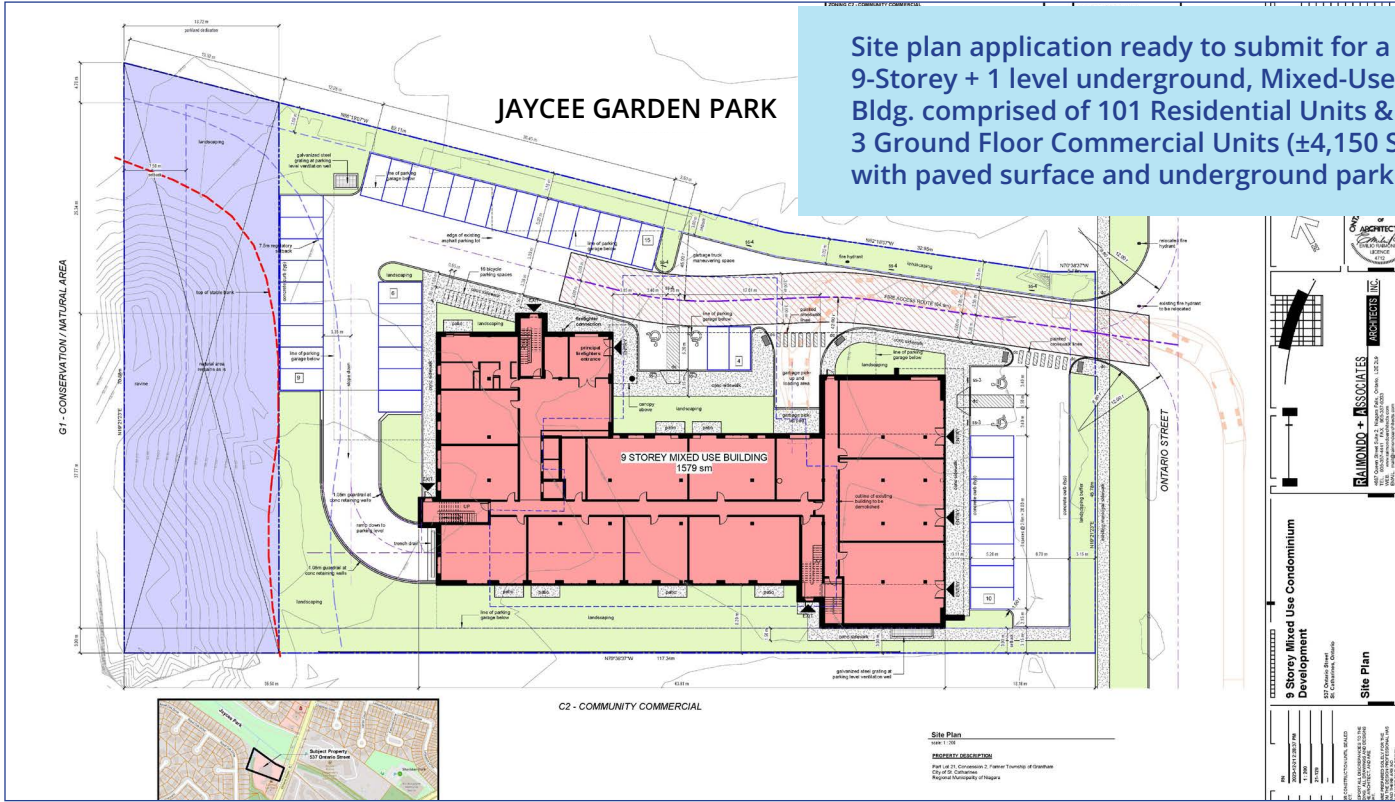
**QEW Highway Access  
 at Ontario Street ±1km**



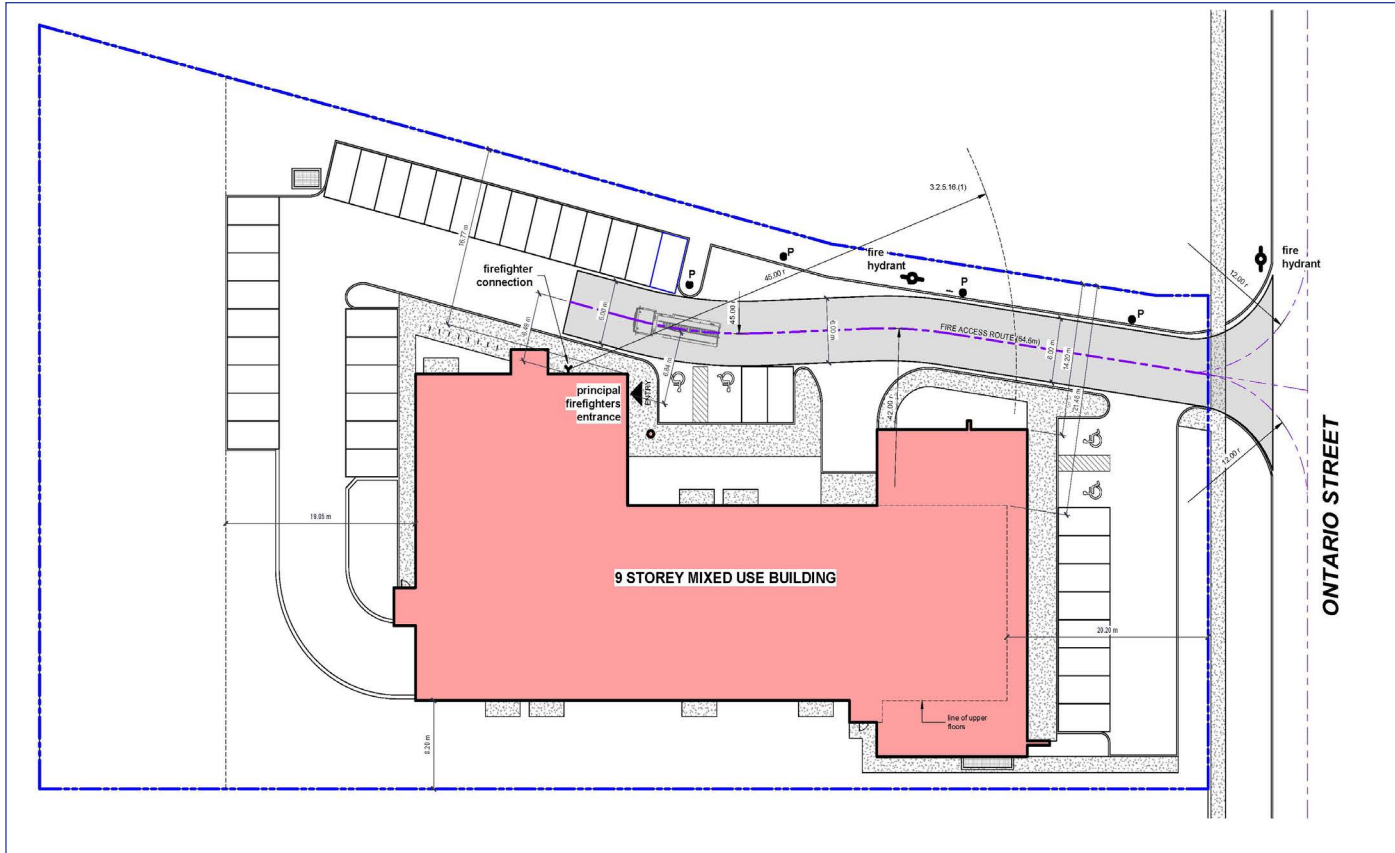
**Site Plan  
 Application Ready**



# Site Plan



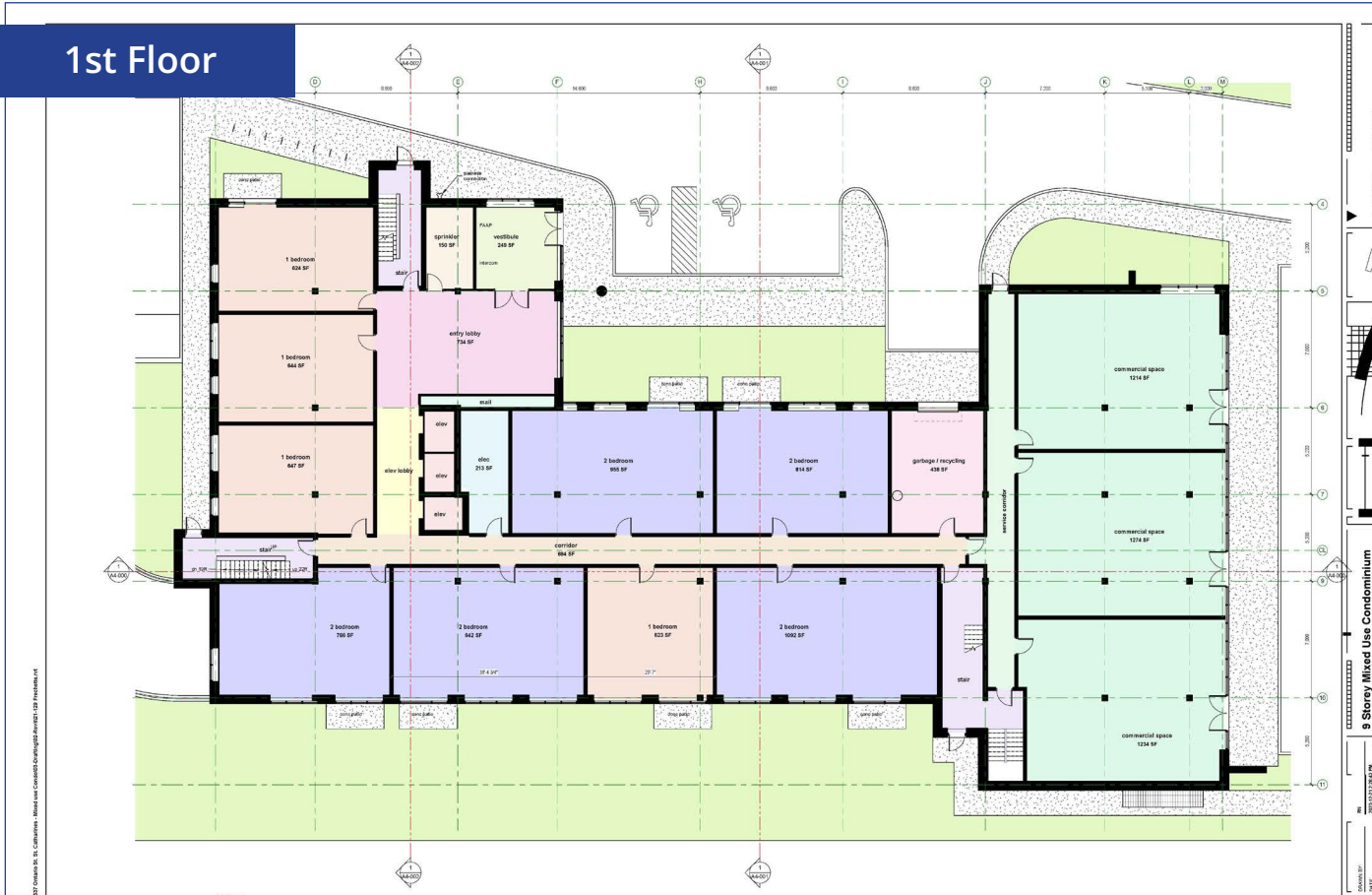
Site plan application ready to submit for a 9-Storey + 1 level underground, Mixed-Use Bldg. comprised of 101 Residential Units & 3 Ground Floor Commercial Units (±4,150 SF) with paved surface and underground parking



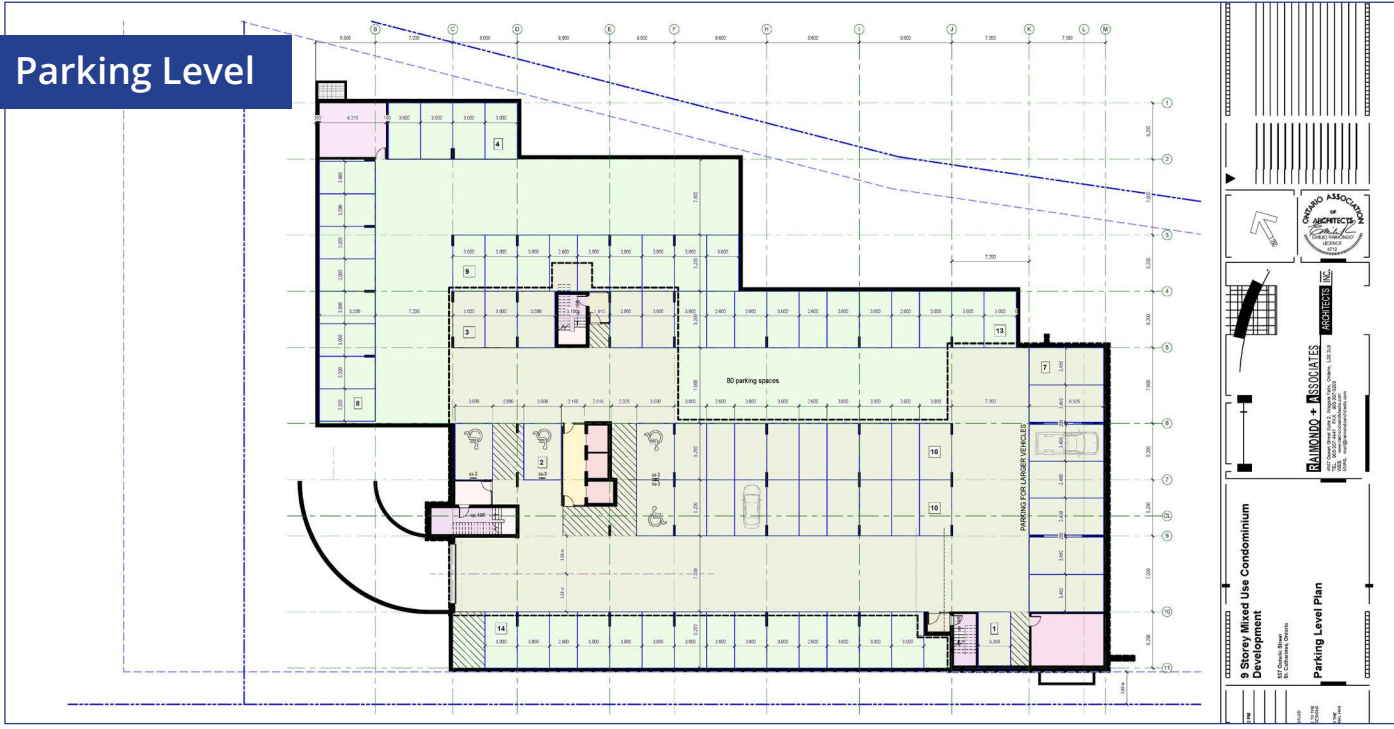
# Site Plan



## 1st Floor

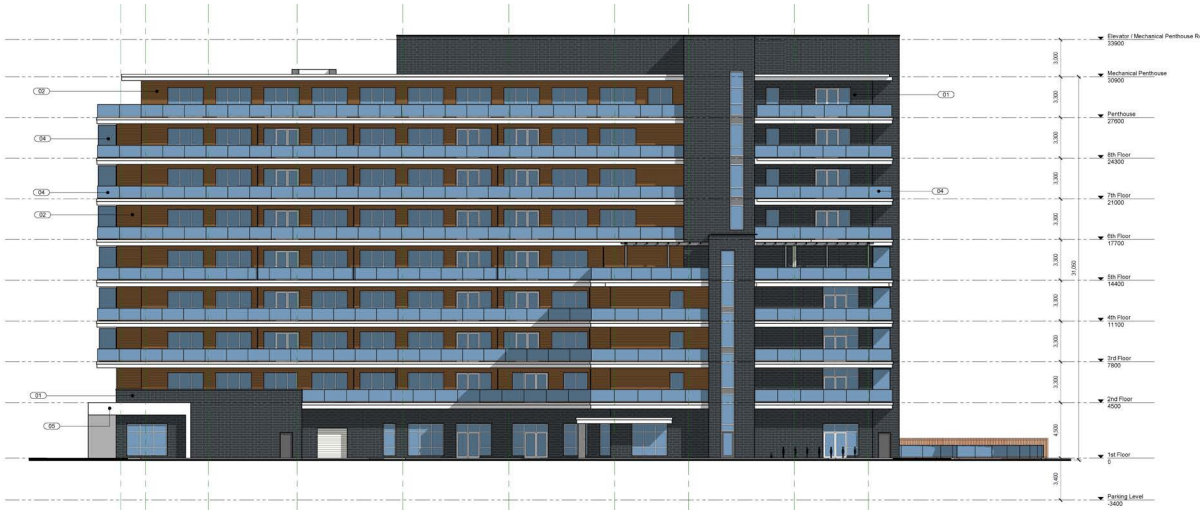


## Parking Level

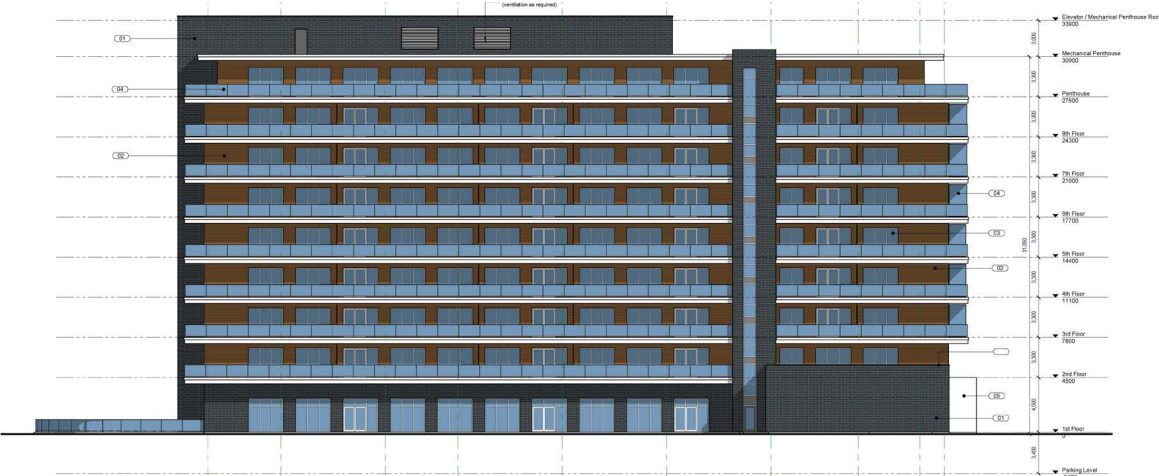


# Elevation Plan

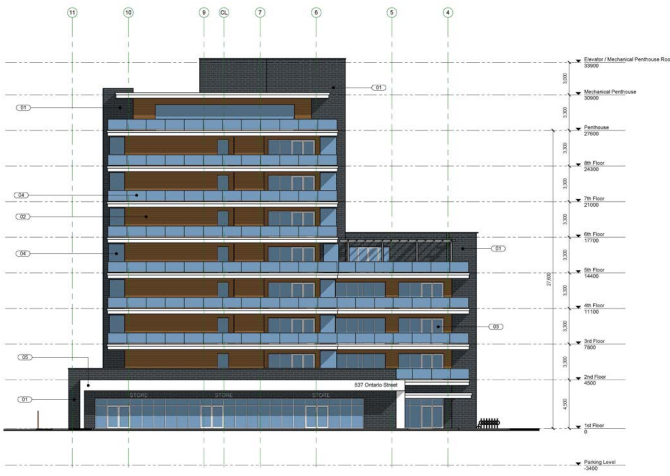
## Building North Elevation



## Building South Elevation



## Building East Elevation



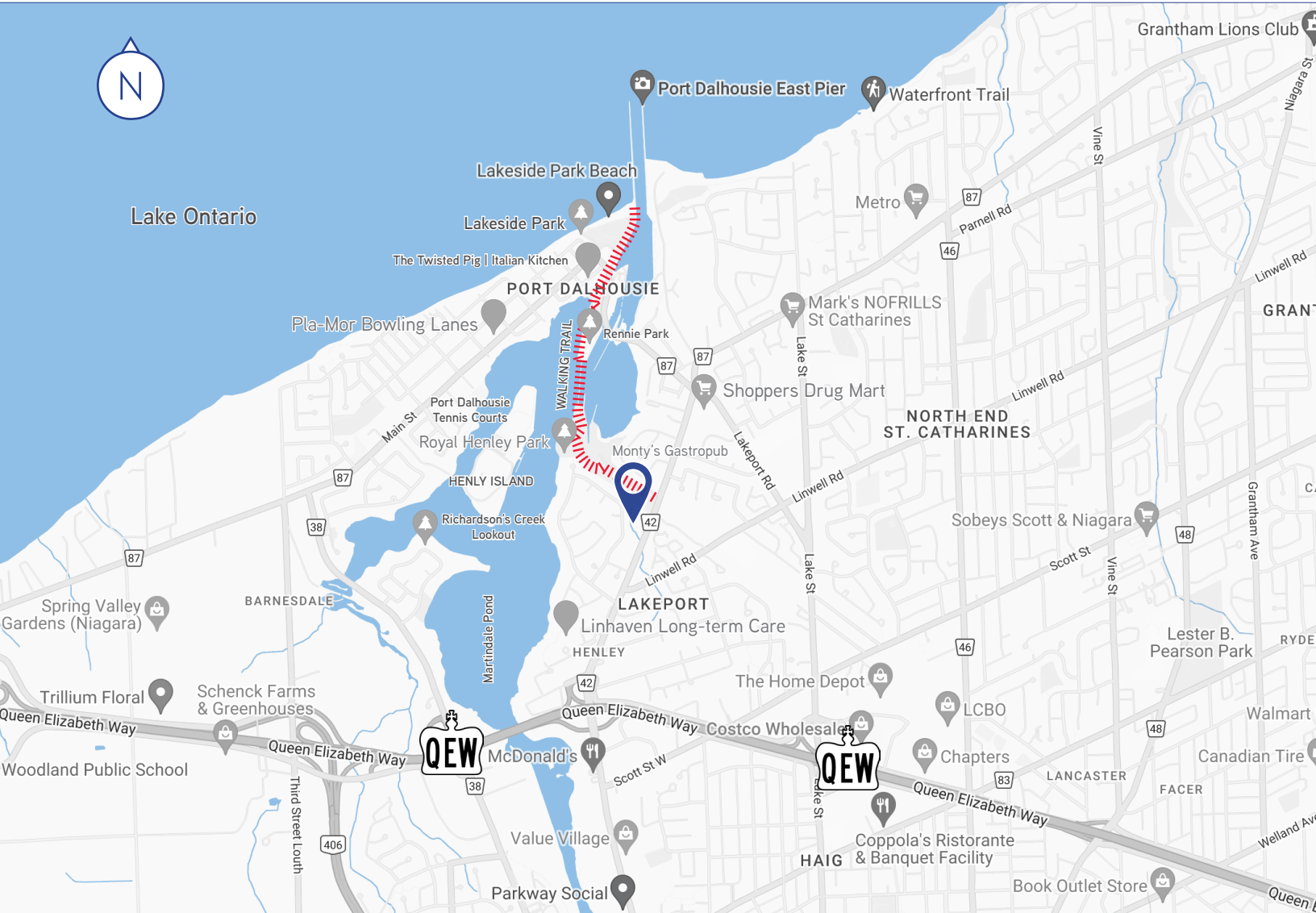
## Building West Elevation





# Location Highlights

 Jaycee Gardens Park & Green Ribbon Trail



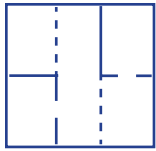
±1.65 Acres zoned  
Community Commercial ready  
for site plan application.



Parcel backs onto the Jaycee Gardens  
Park + Trail, just a ±1km walk to Port  
Dalhousie along the walking trail



Easy QEW Highway Access  
at Ontario Street ±1km



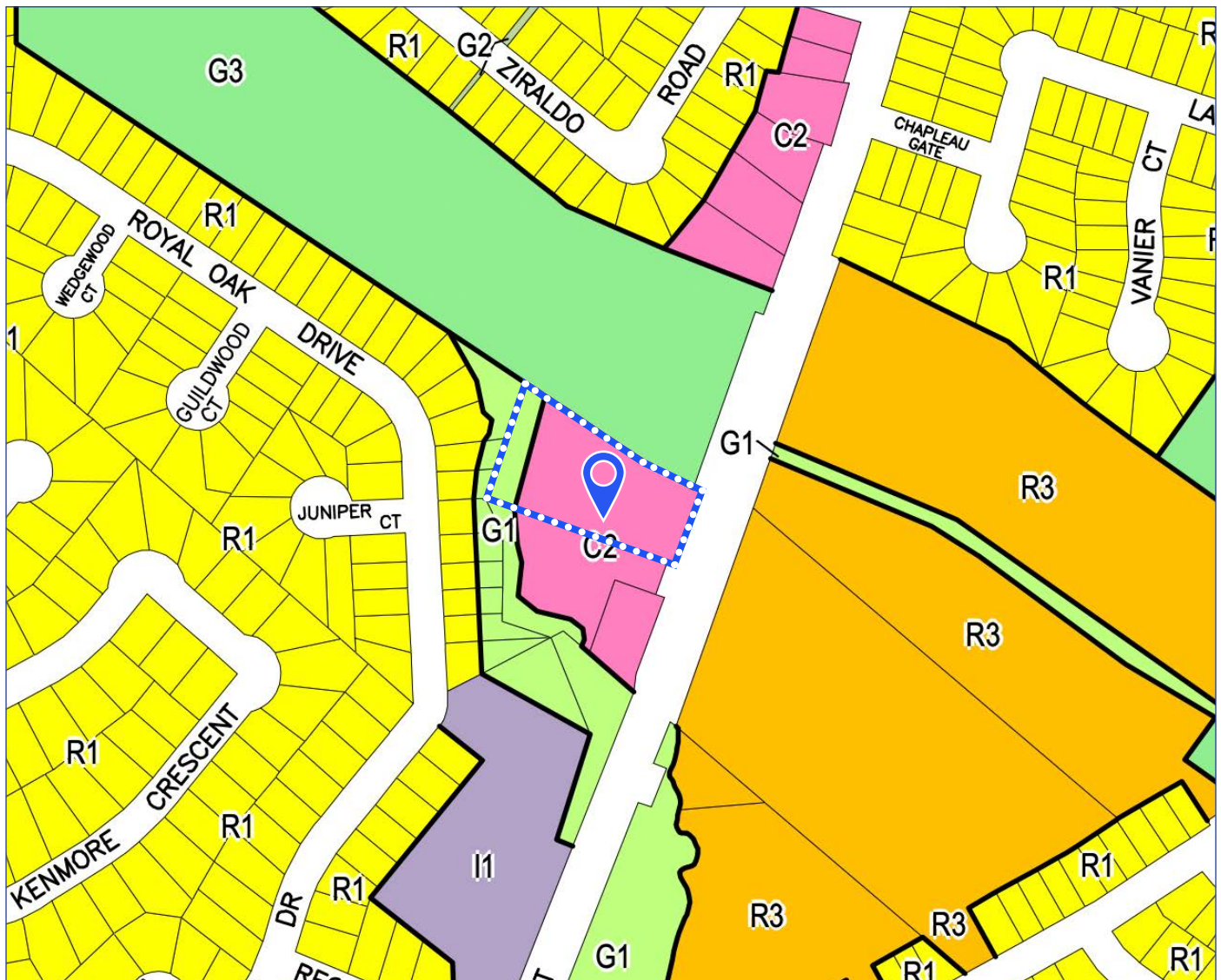
# Zoning C2

## Community Commercial Permitted Uses

No person shall within any C2 Zone use any land or erect or use any building or structure for any purpose except one or more of the following uses:

- Animal Care Establishment
- Apartment Building
- Car Wash
- Commercial Parking Structure
- Cultural Facility
- Day Care
- Apartment Dwelling Unit(s)

- Emergency Service Facility
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Office
- Place of Assembly / Banquet Hall
- Place of Worship
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- Service Commercial
- Social Service Facility
- Theatre
- University / College





# Area Neighbours

Walking Trail from Jaycee Gardens Park to Port Dalhousie along Martindale Pond





VIEW ONLINE 

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**\$4.3B**

Annual revenue

**2B**

Square feet managed

**19,000**

professionals

**\$98B**

Assets under management

**66**

Countries we operate in

**46,000**

lease/sales transactions

*Statistics are in U.S. dollars. Number of countries includes affiliates. Updated March 2024*

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